

SOUTH BRISBANE



"18 Brereton Street - Renovate or Develop: Qld'er on 2 Lots."

This is a rare opportunity to purchase an unrenovated 3/4 bedroom Queenslander on 2 lots totalling 810m². This type of property offers multiple improvement options that is rarely available in the highly popular 4101 location. This property has the additional opportunity for the purchaser of an existing Development Approval for 13 units (4x3 bed, 8x2 bed, 1x1 bed) and incorporates the existing Queenslander into the unique development.

Other features of the approved plans include:

- * Secure undercover carparking for 16 vehicles & 2 visitor carparks,
- * Storage areas and bicycle parking,
- * Lift service from the car park.

For the owner-occupier / investor, it offers the opportunity to renovate the existing Queenslander, or shifting the existing dwelling to one allotment and building a new free-standing property on the second allotment.

This amazing location is within an education precinct that includes, West End State School, Brisbane State High School catchment, Somerville House Girls, St Laurence's Boys College, the South Brisbane Tafe College, bus service to University of Qld, and QUT. .

Offers Above **\$1 850 000**

Emanuel Kazonis:
0412 227 367
emanuel@drakos.com.au

DRAKOS
REAL ESTATE

69 Russell Street,
WEST END, Qld 4101
T: +61 7 3844 1781
drakos.com.au